(1)

Prepared By & Return To:
Clarity Title, LLC
1550 N. Mt. Juliet Road, Ste 102
Mt. Juliet, TN 37122
File No. 12-0761T

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,000.00.**

Affiant

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of November, 2012.

Georgette R Kennedy
Notary Public
Commission Expiration: 05-06-13

ADDRESS OF NEW OWNER:
Stephanie Nicole Hatcher
1109 Jackson View Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Magna Bank
P.O. Box 172207
Memphis, TN 38187

MAP-PARCEL:
08607003400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Manly and wife, Erica Manly

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Nicole Hatcher and Kathrine Ann Anders, both unmarried, as tenants in common with expressed rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 73, on the plan of Jackson's Retreat, Phase I, Section II, as shown on plat of record filed in Plat Book 5190, Page 633, and as revised in Book 5972, Page 96, the Resubdivision of Lots 72 and 73, Jackson's Retreat, Phase I, Section II, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Manly and wife, Erica Manly by Quitclaim Deed dated May 30, 2012 from Betty W. McLaughlin and Theresa J. Hostetler, and filed for record on June 15, 2012, in Instrument No. 20120615-0052743, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **1109 Jackson View Road, Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20120084300 DEEDWARR
Recvd: 11/05/12 12:07 2 pgs
Fees:13.00 Taxes:469.90
20121105-0101686

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of November, 2012.

John Manly

Erica Manly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Manly and Erica Manly** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of November, 2012

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration: